

AGN. NO. \_\_\_\_\_

**MOTION BY COMMISSIONER BURKE**

**JULY 1, 2008**

In 2000, the Housing Authority of the County of Los Angeles (HACOLA) provided a Loan of City of Industry Redevelopment Housing Set-Aside Funds to Peace & Joy Care Center, a California nonprofit corporation, (Peace & Joy) in the amount of \$1,475,000 for the development of a residential housing facility (Property) in the City of Lynwood to serve victims of domestic violence. Located in a former convalescent center, the Property occupies over 28,853 square feet of space and provides comprehensive supportive services for low-income residents in the community.

In October 2007, the Los Angeles Homeless Services Authority (LAHSA) and other County governmental agencies monitored the Property and found that it had numerous physical deficiencies that necessitated major repairs. Peace & Joy informed HACOLA that it did not have sufficient funds to perform the needed repairs or to continue to manage the Property without a financial loss. To protect the safety and

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well-being of facility residents, Peace & Joy moved its clients to another site located in the City of Compton. Governmental agencies providing funding for the Property approved the client transfer, and in February 2008 the Lynwood facility was closed.

Peace & Joy informed HACOLA that it has proposed to sell the Property to Human Potential Consultants, LLC, (HPC) an occupational services and job training provider. HPC serves persons with disabilities, dislocated workers, youths aged 17-25, persons with little or no work history, and individuals on parole or probation. As part of its due diligence, Peace & Joy has selected a potential buyer with a comparable mission: serving special needs populations, including low-income persons. HPC will rehabilitate the site and provide residential units and life skills services from the Property, maintaining the purpose for which it was originally funded.

Following consultation with Peace & Joy, HACOLA has determined that the transfer of the Property to HPC and termination of the Loan, Regulatory and Covenants, Conditions and Restrictions Agreements following repayment of the loan at the time of sale will permit the continuation of the provision of services at a site that is currently unoccupied and in need of significant repair.

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**I, THEREFORE, MOVE THAT THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES:**

1. Find that approval of the property transfer and termination of the Loan, Regulatory and Covenants, Conditions and Restrictions Agreements are not subject to the California Environmental Quality Act (CEQA) because the proposed activities are not defined as a project under CEQA and will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director to enter into and execute all documents required for the purposes described above.

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(YBB:CB:ec Peace & Joy Mot 070108)